

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments on the Notice of Preparation identified the following concerns:

- Consultation with Native American tribes pursuant to SB 18 and AB 52
- Vehicle miles traveled analysis pursuant to SB 743
- Traffic data collection dates related to the COVID-19 pandemic
- City of Hollister Sphere of Influence amendment, sewer extension approval, and General Plan land use designation
- LAFCO approval for wastewater services
- Cumulative schools impacts to the San Benito High School District, and capacity of local schools
- School developer fees
- Traffic circulation hazards around schools
- Construction water use and operational water demand
- Traffic safety on Old Ranch Road and Fairview Road

The County Board of Supervisors further identified the following inadequacies in the August 2022 Public Draft EIR in Resolution 2023-01:

- Future development potential of the remainder of the project site parcel
- Impacts associated with the 25 proposed ADUs and 78 additional ADUs that could be constructed
- Impacts associated with the extension of public sewer service along Old Ranch Road and in the Hollister Urban Area
- Growth-inducing impacts of the sewer line extension

Provide a list of the responsible or trustee agencies for the project.

- San Benito County (Lead Agency)
- US Army Corps of Engineers
- California Department of Fish and Wildlife
- Central Coast Regional Water Quality Control Board
- Monterey Bay Air Resources District
- San Benito County Water District
- San Benito County Department of Environmental Health
- Sunnyslope County Water District (SCWD)
- City of Hollister

Lee Subdivision Project

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid the effect.

- **Mitigation Measure AQ-3** requires compliance with construction emissions reduction measures prior to issuance of the grading permit to reduce potential air quality impacts to less than significant.
- **Mitigation Measure BIO-1(a)** requires pre-construction surveys for and avoidance of California Tiger Salamanders, California Red-Legged Frogs, and Western Spadefoot Toads to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(b)** requires all personnel to attend a worker environmental awareness program hosted by a County-approved qualified biologist to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(c)** requires compliance with all general avoidance and minimization measures if required under BIO-1(a) to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(d)** requires pre-construction surveys for the Western Pond Turtle and San Joaquin Whipsnake to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(e)** requires nesting migratory bird and raptor surveys and compliance with all avoidance measures to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(f)** requires surveys for and avoidance of San Joaquin kit fox to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-3(a)** requires wetlands and drainages to be avoided to the greatest extent feasible, and to construct fencing as a buffer 100-feet from the extent of the wetland to reduce impacts to wetland and drainage resources to less than significant.
- **Mitigation Measure BIO-3(b)** requires off-site drainage impacts to be mitigated at a minimum ratio of 2:1 for permanent impacts and 1:1 for temporary impacts to reduce potential biological impacts to less than significant.
- **Mitigation Measure CUL-2** requires stopping work at the discovery of any unanticipated archaeological to reduce potential impacts to archaeological resources to less than significant.
- **Mitigation Measure GEO-7** requires implementation of varied mitigation measures, such as paleontological monitoring and fossil salvaging, for any construction in previously undisturbed geologic strata with high paleontological sensitivity to reduce impacts to paleontological resources to less than significant.
- **Mitigation Measure TCR-1** requires that all work be halt all earth disturbing work within 200-feet of finding cultural resources of Native American origin until a qualified archaeologist has evaluated the nature and significance of the find in order to reduce impacts to tribal cultural resources to less than significant.